

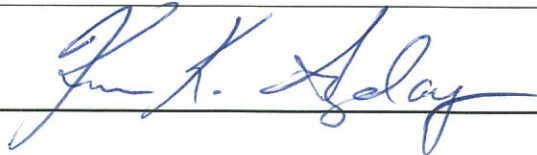
Hearing Officer Transmittal Checklist

Hearing Date
07/19/2016
Agenda Item No.
12

Project Number: TR070787
Case(s): Tentative Tract Map No. 070787
Conditional Use Permit No. 201100107
Planner: Peter Chou

- ☐ Project Summary
- ☐ Property Location Map
- ☐ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☐ Draft Conditions + Other department letters of recommended conditions
- ☐ Previous CUP Conditions of Approval
- ☐ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☐ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Excerpt of Subdivision Committee report dated 09/01/2011
- ☒ Hearing Officer Memo

Reviewed By: _____





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July, 7, 2016

TO: Hearing Officer

FROM: Peter Chou
Land Divisions Section

SUBJECT: Project No. TR070787
Tentative Tract No. TR070787
Conditional Use Permit (CUP) NO. 201100107
HO Meeting: July 19, 2016
Agenda Item: 12

Project No. TR070787 is an item to discuss denial due to inactivity of an application for a request to create 1 multi-family lot developed with 46 single-family attached condominium units (townhouses) on 1.73 gross acres within zones R-3 (Limited Density Multiple Residence) and M-1 (Light Manufacturing) and a CUP to allow townhouses in the M-1 zone. This project is located at 9585 Garvey Avenue, South El Monte in the South El Monte Zoned District.

The project was filed on August 11, 2004. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on September 01, 2011, to discuss the project. No activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning ("Director") expired on August 29, 2013.

On May 04, 2016, staff of the County Department of Regional Planning sent a letter to the applicant informing the applicant the case would be scheduled before a Hearing Officer for denial due to inactivity on July 19th, 2016. The letter directed the applicant to contact Regional Planning staff within 30 days in order to set an appointment to provide a revision to the tentative map and submit other requested information within 90 days of the date of the May 04, 2016 letter for the project to remain active and to avoid a staff recommendation to the Hearing Officer for denial due to inactivity. The applicant has failed to contact staff within the required timeframe for the project to remain active.

Staff recommends the project be denied due to inactivity.

If you need further information, please contact Peter Chou at (213) 974-6433 or pchou@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, MOVE THAT TENTATIVE TRACT MAP TR070787 AND
CONDITIONAL USE PERMIT NO. 201100107, BE DENIED, SUBJECT TO THE
ATTACHED FINDINGS.

KKS:PC

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR070787
TENTATIVE TRACT MAP NO. TR070787
CONDITIONAL USE PERMIT NO. 201100107**

1. **ENTITLEMENTS REQUESTED.** The applicant, Yan L. Wang, is requesting Tentative Tract Map No. 070787 to create 1 multi-family lot developed with 46 single-family attached condominium units (townhouses) on 1.73 gross acres within zones R-3 (Limited Density Multiple Residence) and M-1 (Light Manufacturing) along with Conditional Use Permit No. 201100107 to allow townhouses in the M-1 zone.
2. **HEARING OFFICER MEETING DATES.** July 19th, 2016
3. **LOCATION.** 9585 Garvey Avenue, South El Monte, CA
4. The project was filed on August 11, 2004. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on September 01, 2011, to discuss the project. No activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning ("Director") expired on August 29, 2013.
5. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency, or whether approval of the map would be in the public interest, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the Los Angeles County Code ("County Code"). Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.
6. Staff sent a letter to the applicant dated May 04, 2016 informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on July 19, 2016.
7. The May 04, 2016 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. After contacting Regional Planning staff, the applicant was required to provide a revision to the tentative map and/or submit other requested information within 90 days of the date of the May 04, 2016 letter.
8. The applicant has failed to contact staff or submit the required materials within the required timeframe.
9. Pursuant to Sections 21.16.060 and 21.40.110 (denial for lack of information) of the County Code, the case is scheduled before a Hearing Officer for denial due to inactivity on July 19, 2016.

10. **ENVIRONMENTAL.** An environmental determination has not been made in that action is neither being approved nor undertaken. Therefore, pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. TR070787 and Conditional Use Permit No. 201100107 are **DENIED**.

KKS:PC
7/07/16



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 4, 2016

YAN L. WANG (XIN FU INC.)
P.O. BOX 2233
ARCADIA, CA 91077

RE: TENTATIVE TRACT MAP NO. 070787

Dear Applicant:

A review of our records shows that a request to develop a 46-unit residential condominium project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on August 11, 2004. The Los Angeles County Subdivision Committee last met on August 09, 2011 to discuss the subject project. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on August 29, 2013.

Pursuant to Los Angeles County Code ("County Code") Sections 21.16.060, 21.40.110, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on July 19, 2016.

If you wish to keep this project active, please send a written request to Regional Planning Land Divisions Section, Attention: Peter Chou. This request must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. After responding to this letter within 30 days, you must submit a revision to the tentative map and/or other requested information within 90 days of the date of this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

If you have any questions, you may contact Peter Chou at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Peter Chou
Assistant Regional Planner II
Land Divisions Section

Cc. John Wang (Tritech Associates, Inc.)



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

320 West Temple St., Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov



SUBDIVISION COMMITTEE MEETING REPORT

Planner: Jodie Sackett E-mail: jsackett@planning.lacounty.gov
Subdivision Committee Date: September 1, 2011 Map Date: August 4, 2011
Tract/Parcel Map No: TR070787 Project No: TR070787
Zoned District: South El Monte Community: South El Monte Island,
City of South El Monte
Supervisory District: First APN No.: 8581-038-016, -010
Map Stage: ☒ Tentative ☒ Initial ☐ Revision Received ☐ Amendment ☐ Revised

Tentative Tract Map No. 070787: A subdivision of land to create one multi-family lot with 46 attached condominium units (townhomes) in nine buildings on 1.73 gross acres.

Proposal: **Conditional Use Permit (CUP) No. 201100107: For townhomes in the M-1 zone.**

Location: 9585 Garvey Avenue, S. El Monte

- ☐ This application is deemed complete.
- ☒ This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- ☐ This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Health |
| <input checked="" type="checkbox"/> Environmental | <input type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> CUP | <input checked="" type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised Exhibit Map | <input checked="" type="checkbox"/> Revised Application |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: | | |
- ☐ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

- ☒ Resubmit **30 folded** copies of the Tentative Map and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

- | | |
|--|--|
| <input checked="" type="checkbox"/> HOLD | Planner: <u>Jodie Sackett</u> |
| <input type="checkbox"/> Categorical Exemption | <input checked="" type="checkbox"/> Pending Initial Study review |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Pending Draft EIR + Agency review | |

GENERAL PLAN

HOLD

Land Use Category (Land Use Element)

Countywide General Plan: C (Major Commercial)

Community or Specific Plan: Countywide General Plan

- | | | |
|--|--|--|
| <input type="checkbox"/> Altadena Community Plan | <input type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan |

- ☐ Rowland Heights Community Plan
 ☐ Santa Clarita Valley Area Plan
 ☐ Santa Monica Mtns. North Area Plan
☐ W. Athens - Westmont Community Plan
 ☐ Walnut Park Neighborhood Plan
 ☐ _____

Maximum Density (not automatic): **50 (R-3 zoning, 30 DU/ac max, 28 DU on R-3 portion)**
 Proposed Density: **46 DU (26.6 DU/ac)**

Plan Highways: _____

- ☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.

SEA: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

- ☐ Hillside Project (Land Use Element)

☐ Urban ☒ Non-Urban _____ % Open Space Requirement

☐ Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Density: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: ☐ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____
 _____ Landscaped areas, slopes, walkways _____ Undisturbed natural areas

Burden of Proof: ☒ Satisfactory. ☐ Additional information required: _____

- ☐ Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

- ☐ Plan Amendment: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

☐ _____

ZONING

- ☒ **HOLD**

Current Zoning: **R-3 (Limited Multiple Residence), M-1 (Light Manufacturing)**

- ☒ **Zone Change Required**

Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land uses: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

- ☒ Conditional Use Permit:

☐ Submit a revised Exhibit A (35 copies) showing: _____

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: **Under staff review.**

- ☒ **Revise application to indicate a request for a zone change and CUP for the DP Zone.**

- ☐ Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: _____

- ☐ Community Standards District: _____

- ☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☐ _____

IMPROVEMENTS

- ☐ **HOLD** _____
- ☐ Section 21.32.040: 20-acre parcels; No improvements required.
- ☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
- ☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- ☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- ☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- ☐ Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."
- ☐ _____

ACCESS

- ☐ **HOLD** _____
- Primary access is: E. Garvey Avenue, Cortada Street Secondary access is: _____
- ☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- ☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.
- ☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.
- ☐ Tract/Parcel Map _____ must record first.
- ☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- ☐ Section 21.24.020: Single Means of Access
- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
- ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- ☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- ☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.
- ☐ Provide tap street(s) to: _____
- ☐ _____

STREETS

- ☐ **HOLD**
- ☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Garvey Ave., Cortada St.

Sections 21.24.120 and 21.24.060: Private and future streets.

- ☐ Show the following street(s) as private & future streets on the final map:
-
- ☐ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☐ Provide for the ownership of the private and future streets:
- ☐ Show lot lines to the centerline of the private and future streets.
 - ☐ Show the following streets as lots on the final map.
- ☐ Provide for the maintenance of the private and future streets by a:
- ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - ☐ Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- ☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - ☐ Not granted.
- ☐ Section 21.24.090: Alternate cross section requested.
- ☐ Granted.
 - ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.
- ☐ Section 21.24.100: Street grade is > 6%. Modification is requested.
- ☐ Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
 - ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____
- ☐ Section 21.24.150: For property abutting a major or secondary highway:
- ☐ Service road or local street is required.
 - ☐ Alley is required instead of a service road or local street.
 - ☐ Service road, local street, and alley requirement is waived.
- ☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- ☐ Section 21.24.180: Turnarounds.
- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
 - ☐ Required on local streets where the distance between intersections is > 2,000 feet.
 - ☐ Required at the end of stub or dead-end streets
- ☐ Section 21.24.190: Cul-de-sacs.
- ☐ Maximum of 500 feet in length for industrial or commercial uses.
 - ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - ☐ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - ☐ Maximum cul-de-sac length: _____
- ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
- ☐ Granted. Modify length to: _____
 - ☐ Not granted.
- ☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- ☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- ☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- ☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- ☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- ☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- ☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
- ☐ Section 21.32.160: Street tree planting required.
- ☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- ☐ Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____

- ☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- ☐ Section 21.32.400: Pay drainage facilities fees: _____
- ☐ Prepare a feasibility study to Public Works' satisfaction for: _____
- ☐ Dedicate/offer vehicular access rights on: _____
- ☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____
- ☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- ☐ **HOLD**
- ☒ Show the driveway system and paving widths on the tentative map.
- ☒ Construct or bond with Public Works for driveway paving as shown on the tentative map.
- ☒ Label the driveway as "Private Driveway Fire Lane" on the final map.
- ☒ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- ☒ Provide for maintenance of the common driveway by a:
- ☒ Homeowners Association.
 - ☒ Maintenance Agreement.
 - ☐ Other: _____
- ☐ Provide reciprocal easements over _____
- ☐ Show lot lines to the _____
- ☐ Show as lot(s) on final map. _____
- ☐ _____

LOT/BUILDING DESIGN

- ☐ **HOLD**
- ☒ Section 22.52.043: 50 ft minimum average lot width. _____
- ☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
- ☐ Section 21.24.300: Provide street frontage \geq average lot width. _____
- ☐ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
- ☐ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.
- ☐ Section 21.24.320: Eliminate the flag lots: _____
- ☐ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
 - ☐ If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - ☐ If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - ☐ If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - ☐ If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - ☐ Not granted.
- ☐ Section 21.24.310. Eliminate the acute angle point on lots: _____
- ☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.
- ☒ Provide evidence that each lot meets zoning requirements. **Depict zone boundaries on the tentative map and Exhibit "A".** _____
- ☐ Show the setbacks on the tentative map. _____
- ☐ Setback modification requested.
- ☐ Granted. _____ yard setback is modified to: _____
 - ☐ Not granted.
- ☒ Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present

location is in conformance with the requirements of the Zoning Ordinance.

- ☒ Existing structure(s) shown on lot(s) 1 to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.

☐

OPEN SPACE

- ☐ **HOLD** _____
- ☐ Dedicate construction rights. _____
- ☒ Provide for ownership and maintenance by a:
- ☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Other: _____
- ☐ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- ☐ Number as lots on the final map.
- ☐ Provide a minimum of 15 feet of access to each lot. _____
- ☐

DEDICATIONS

- ☐ Section 21.28.080: Dedicate easements for: _____
- ☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- ☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
- ☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- ☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- ☐ **HOLD** _____
- ☐ Section 21.24.340: Park space obligation.
- ☐ Sections 21.24.350 and 21.28.120: Local park sites.
- ☐ Section 21.28.130: Private parks.
- ☒ Section 21.28.140: Park fees.
- ☐ Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- ☐ **HOLD** _____
- ☒ Meet requirements of the zone, Subdivision Ordinance _____
- ☐ Withdraw and cancel tract/parcel map _____
- ☐ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ California Department of Fish and Game impacts. The project:
- ☒ Is not *de minimus* in its impact on fish and wildlife. A fee of \$2,119.00 to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- ☐ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☒ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☒ The design of the subdivision provides for future passive or natural heating or cooling opportunities.

- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.

☐

RESIDENTIAL PLANNED DEVELOPMENT

- ☐ **HOLD** _____
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS

- ☐ **HOLD** _____
- ☐ This project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq \frac{1}{4}$ " in height on the final map.
- ☐ Record separate final maps.
- ☐

MOBILEHOME SUBDIVISIONS

- ☐ **HOLD** _____
- ☐ This project is approved as a mobilehome project for _____ mobilehomes.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a mobilehome project for _____
- ☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on final map.
- ☐

STANDARD CONDOMINIUM CONDITIONS

- ☒ **HOLD** _____
- ☒ New Condominiums ☐ Condominium Conversion
- ☒ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- ☒ Provide for the maintenance of the common areas by a Homeowners Association.
- ☒ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☒ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.
- ☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
- ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
- ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- ☐ Standard condominium conversion ordinance requirements.
- ☐ Record a separate final map over the condominium project.
- ☐

ADDITIONAL COMMENTS

The proposed subdivision is not recommended for approval at this time. A tentative map revision, revised application, additional filing materials, and fees are required.

STAFF RECOMMENDATIONS – PROJECT DESIGN:

- (Structures) Staff recommends that a front yard pedestrian entrance be added to the four units facing Cortada Street and Garvey Avenue. In addition, if the Fire Department does not allow the proposed balconies to hang over the private driveway/fire lane, staff recommends that the balconies be inset or removed, except for the balconies on those units adjacent to the streets, where staff recommends that the balconies be wrapped around to face the street.
- (Landscaping/Lighting) On the landscaping plan, depict seating/benches and BBQ area adjacent to playground. On the landscaping plan and Exhibit "A", depict light posts and bollards (see staff for recommended locations). Revise renderings to depict these changes/additional features.

HOLD – ZONE CHANGE:

- 1) After further review, staff has determined that a zone change from M-1 to R-3-DP is required in order to allow the requested townhomes. Revise the land division application, submit required materials and pay fees as applicable. Or, revise the project design to remove the townhomes in the M-1 zone or propose a use that is allowed in the M-1 zone.

HOLD – MOBILEHOME PARK CLOSURE:

- 2) Submit a Mobilehome Park Closure Impact Report (CIR) with the required application and fees. The project Initial Study cannot be completed until the CIR is submitted.

HOLD – TENTATIVE MAP:

- 3) Label all existing structures to be removed.
- 4) Depict and label all existing landscaping and trees.
- 5) Depict and label the existing side yard walls and/or fences, and indicate their height(s).
- 6) Depict and label the proposed private driveway/fire lane.
- 7) Depict and label the zoning boundary line.
- 8) In the Notes section, add the amount of lot area within each zone.
- 9) In the Notes section, add the General Plan designation (Major Commercial).

HOLD – EXHIBIT "A":

- 10) Number each dwelling unit.
- 11) Number each building.
- 12) Label the private driveway/fire lane.
- 13) Number all parking stalls.
- 14) Depict front and rear balcony overhangs.
- 15) If any oak trees are present, depict the trunk, drip line and protected zone. Label the oak tree(s) to remain, to be removed, or to be encroached upon.
- 16) Depict and label the proposed driveway gates. Include a cross section of each gate that shows its height and materials.
- 17) Depict and label the proposed front yard decorative walls, and any other proposed walls or fences.
- 18) Depict and label the existing side yard walls and/or fences, and indicate their height(s); also indicate if they will remain/be removed.
- 19) Depict and label the zoning boundary line.
- 20) In the Notes section, add the amount of lot area within each zone.
- 21) Revise the density calculation based on net area, and max 30DU/ac allowed under the R-3 zone (1.68 ac, 50 DU max allowed).
- 22) In the Notes section, add the General Plan designation (Major Commercial).

HOLD – CUP:

- 23) Associated with the required zone change, file a revised application, burden of proof and additional materials for a Development Program. (See staff for further details.)

HOLD – OTHER:

- 24) (Revised Application) Submit 30 copies of a revised land division application indicating the zone change and CUP for a Development Program, and updating any other information as required based on project revisions. (Use the new form found our website: <http://planning.lacounty.gov/apps>.)
- 25) (Oak Trees) Clarify if there any oak trees currently on the site.

HOLD – ENVIRONMENTAL DETERMINATION:

- 26) On hold pending submittal of additional materials.
-